



**MASONS**  
Estate Agents



**FOR SALE**   
01507 350500  
[www.movewithmasons.co.uk](http://www.movewithmasons.co.uk)

3 Charlotte Lane  
Middle Rasen LN8 3LL

**MASONS**  
EST. 1850



Constructed for and occupied by the developer during the course of the building works, this ultra efficient and surprisingly spacious five bed roomed detached family house has been completed during February 2020 and has the benefit of an ABC warranty. The sunny south facing rear garden backs onto paddock land, while at the front, a driveway leads to a parking forecourt and detached garage (presently subdivided).

# 3, Charlotte Lane, Middle Rasen, Market Rasen, Lincolnshire LN8 3LL

**Directions:** From Market Rasen take the Gainsborough Road (A631) to the west, continue to the junction and bear left along the A46 into Middle Rasen. In the centre of the village, turn left into Mill Lane and follow the road. Turn right into Jacksons Field just before leaving the village and after a short distance the small left turning into Charlotte Lane will be found.

**The Property:** This impressive and well-designed detached family house has been constructed from insulated concrete form work, a method producing superior energy performance and therefore reducing running costs. The property has steel-reinforced Thermohouse roof panels incorporating 250mm of insulation and the windows are uPVC-framed double-glazed units.

The solid ground floors have underfloor heating which is sufficient to heat the entire house in conjunction with a heat reclamation system. and domestic hot water is via solar thermal panels, electric boiler and back-up immersion heater. A glance at the EPC figures will clearly illustrate how economical this large family house is to run.

The property has heavy, internal, panel-effect doors finished in light oak. First and second floors are constructed with posi joists creating firm surfaces with 100mm sound insulation. The windows have Pilkington Energy Care Plus glazing and the house has been designed to provide well-proportioned accommodation which is light and airy with views to the rear across a privately-owned paddock beyond the rear boundary. The detached garage has been constructed in complementary form and has presently been subdivided by partition into a store and home office but could readily be reconfigured as a garage if required, between exchange and completion.

**Accommodation:** (Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Ground Floor - Porch** with corner brick pillar and flagstone paved floor with light above and a woodgrain-effect coloured part-glazed (double-glazed) door with decorative panes and double-glazed side panel to:

## Spacious Entrance Hall

With a return staircase to the far end of the room, having a white pillared balustrade, rear window on the half landing and a pine four-panel door to a good size understairs store cupboard. Oak-effect floor covering, digital underfloor heating control for the ground floor area of the house, mains smoke alarm and boxed surround to the manifolds for the heating system. Door off to :



**Cloakroom/WC** with a white suite of low-level, dual-flush WC and pedestal wash hand basin with ceramic tile splashback. Oak-effect floor covering extending through from the hall, wall-mounted recessed





consumer unit in metal case with MCB's and extractor fan.

**Lounge:** A bright and airy room with a wide window on the front elevation and equally wide double-glazed French doors and side panels on the rear elevation opening onto a flagstone patio and the garden beyond. Four wall uplighters, two ceiling light points and views across the garden at the rear.

**Open Plan Living/Dining Kitchen:** A spacious contemporary room, full of light, with a range of units finished in cream textured facings with metal handles and extending to form a peninsula at one side. There are base cupboards, drawer units with deep pan drawers, roll edge woodgrain-effect work surfaces and upstands, matching range of wall cupboards and a single drainer stainless steel sink unit with mixer tap. Space with plumbing for dishwasher and ample space for a fridge/freezer. Beko electric range cooker with five plates to the hob, double oven and grill. Pelmet lights beneath the wall units, twelve recessed LED ceiling spotlights and oak-effect floor covering. Side window and rear wide double-glazed French doors with side panels onto the patio and garden.

**Utility Room:** With built-in base and wall units having ivory-coloured facings and metal handles, roll edge woodgrain-effect work surfaces and single drainer stainless steel sink unit. Twin recess for tumble dryer and with plumbing for washing machine. Oak-effect floor covering extending through from the kitchen. Front window and side part-glazed (double-glazed) door to outside. Chrome ladder-style radiator/towel rail and coat hooks.

#### First Floor Landing

From which the return staircase continues with white pillared balustrade to the second floor above and with a further rear window over the second half landing. Mains smoke alarm and doors off to:



**Bedroom 1 (rear):** A lovely, bright and spacious double bedroom enjoying an open country outlook to the rear of the house across fields with the converted windmill in the distance. Two ceiling light points and an open-fronted clothes hanging recess. **En Suite Dressing Room** with clothes rail, light and an inner door leading to the **Plant Room** which contains the 300 litre hot water cylinder with immersion heater and control gear for the thermal solar panels together with the slim EHC electric boiler. **En Suite Shower Room:** White suite comprising low-level, dual-flush WC, pedestal wash hand basin with splashback and corner marble-effect splash-boarded shower cubicle with glazed enclosure having curved door, mains mixer unit, handset and large drench head. Low-level plinth, chrome ladder-style radiator and slate-effect floor covering.





**Bedroom 2 (rear):** A double bedroom enjoying an open view.

**Bedroom 3 (front):** A mirror image of the second bedroom with window to the front elevation overlooking the main approach and driveway.

**Family Bathroom:** White suite comprising inverted P-shaped panelled bath with curved glazed screen and wall-mounted shower mixer unit with handset; low-level, dual-flush WC and pedestal wash hand basin. Ceramic tiling to the walls on all sides, chrome ladder-style radiator/towel rail and shaver socket.

**Second Floor Landing:** With balustrade extending around the stairwell to form a gallery and rear window over the staircase half landing. Mains smoke alarm and inner recessed landing with door off to:

**Shower Room:** With a splash-boarded onyx-effect shower cubicle having mains wall mixer unit and handset approached over a light slate-effect floor covering.

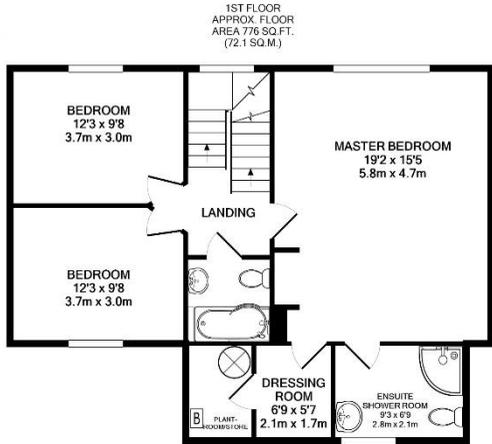
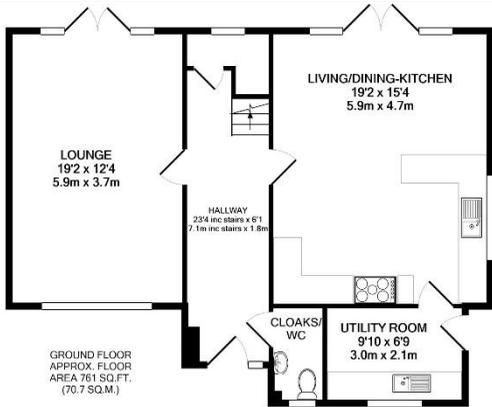
**Washroom** – white low-level dual flush WC, pedestal washbasin with tiled splash back, light and access panel to the heat recovery unit.

**Bedroom 4 (rear):** A large double bedroom which has been occupied as a teenage bedsit with an oak-effect base unit having work surface and single-drainer stainless steel sink unit, wall cupboard unit over, oak-effect floor covering and long rear ceiling which slopes down to 0.3m in a deep, low shaped recess at the rear. Two further alcoves, one positioned beneath the rear roof slope, ceiling mains smoke alarm and light fitting with four spotlights.

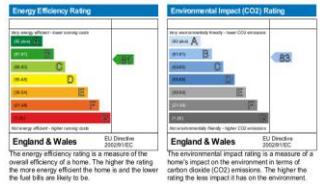
**Bedroom 5 (rear):** A further spacious double bedroom extending beneath the eaves at the rear where the ceiling slopes down to 0.3m height. Rear window enjoying open country views. (NB. Bedrooms 4 and 5 are measured at floor level into very low under-eaves areas which could readily be partitioned with doors to create spacious wardrobe and store cupboard facilities.)



**Outside:** The house owns the gravelled driveway from Jacksons Field, the access and maintenance costs shared with 1 and 5 Charlotte Lane. The drive opens to form a good size parking space in front of the house and also leads to the **Detached Garage**. The latter has been subdivided by a partition to create a store at the front with the original garage double doors in place, separate electricity consumer unit with MCB's, light and power points together with storage racks which could be removed if required; the rear area of the garage has been occupied as a home office and has a side pedestrian door which is part-glazed (double-glazed), strip lighting and power points. Side pathways give access to the main rear garden where a wide flagstone patio forms an ideal area for alfresco dining, flowerpots, tubs, etc. The patio has a rear retaining capped brick wall with walled steps up to a raised lawned garden with fencing to the sides. To the far corner there is a timber



Design Stage EPC Graph below  
The "As Built" EPC will be available as soon as possible



**ALL BUILDINGS**  
TOTAL APPROX. FLOOR AREA 2286 SQ.FT. (212.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropax ©2020



View from the upper bedroom windows (above)



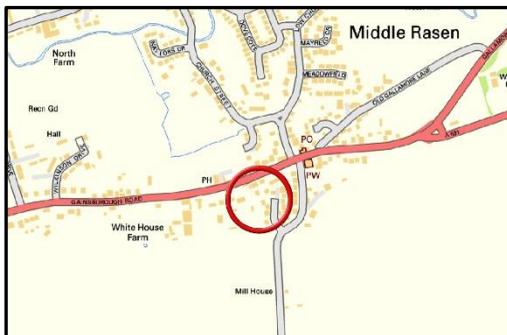
garden shed/implement store. Four modern sensor wall up/down lighters to the rear wall of the house. Capped brick wall with fencing over by the side path, lean-to timber garden store to the rear of the garage, side sensor light and outside water tap. There is a second external water tap to the side of the garage and weather-proof external power points. External electricity meter cabinet.

**Location and Amenities:** Positioned just over one mile to the west of Market Rasen, Middle Rasen has a local pub (The Nags Head), St. Peter and St. Paul's church, a primary school and toddler group, football and cricket clubs. The house stands in a sought-after area of the village with a variety of mainly executive-style family homes which have been completed over the past few years.

Market Rasen provides more shops, has the De Aston comprehensive school, a railway station, golf clubs, rugby club and the famous racecourse on the east side of the town. There are some excellent country walks in the area to include large woodland areas and the Wolds beyond. The village is well placed for travelling to many centres – Lincoln (15 miles), Louth (16 miles), Grimsby (22 miles), Brigg (16 miles) and Scunthorpe (24 miles) whilst the coast is about 21 miles away at its nearest point.

**Viewing:** By appointment through the selling agent.

**General Information:** The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property has yet to be banded for Council Tax. Carpets are included in the sale.



Cornmarket, Louth, Lincolnshire LN11 9QD  
T 01507 350500

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.